

Sandringham House, Courtlands  
Sheen Road, Richmond, TW10 5BG

PRIORY LM



Virtually Staged

# Sandringham House, Courtlands, Sheen Road, Richmond, TW10 5BG

Guide Price: £795,000 Leasehold 946 years Chain Free

An outstanding, bright and spacious three bedroom ground floor apartment benefiting from a balcony, a private garage, resident parking and extensive landscaped communal grounds. Ideal for entertaining and family living, the property offers master bedroom with en suite bathroom, two further bedrooms with views over gardens, a good size kitchen, good size entrance hall, double reception room leading out to balcony.

Courtlands adjacent to Richmond Park is a highly desirable residential development with an on site estate office and just over ten acres of communal landscaped gardens.

The property is within easy walking distance of Richmond town centre which boasts an abundance of shops, cafes, restaurants, live music venues and excellent local amenities (three cinemas, two theatres Richmond Theatre and Orange Tree). Richmond Riverside is idyllic with pubs and restaurants and with its scenic walkway along the river, offering boat trips and rowing.

Ideally located close to North Sheen station and within easy walking distance of Richmond Station, London underground (District), London overground trains to Waterloo (Mildmay Line) and South Western Railway services . Heathrow Airport is within 10 miles.

## Key Features

Three bedrooms

Two bathrooms (one en suite to master bedroom)

Spacious reception room leading to balcony

Large separate kitchen

Extensive landscaped communal gardens

Garage & resident parking

On-site estate office open from 8 am to 4 pm Monday to Friday with two caretakers and full-time gardeners who maintain the estate, the lawns, and the lake area.

Excellent security

Close proximity to excellent schools, Marshgate, Sheen Mount, Holy Trinity and secondary schools, Christ's School

Adjacent to Richmond Park

Within easy walking distance of The Royal Botanical Gardens Kew

## Additional Information :

**EPC Rating: D**

**Council Tax Band: E**

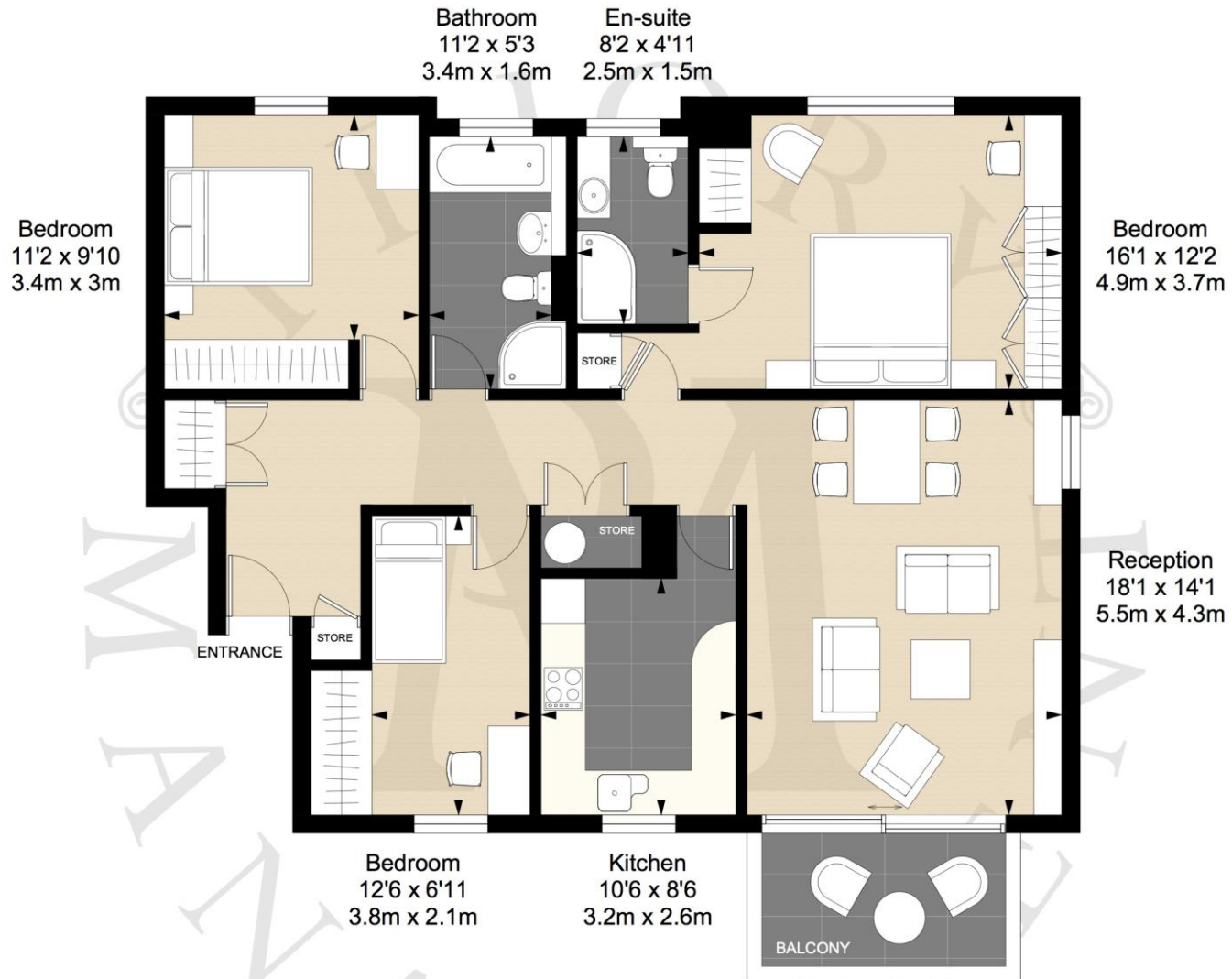
**Service Charges: £5,800 per annum to include central heating**

**Ground Rent: £0**

**Local Authority:** London Borough of Richmond upon Thames







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Total approx. floor area 1184 sq.ft (110 sq.m)

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only.

# Communal Gardens



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For further details please contact

Iwona Pilka  
[iwona@priorylm.com](mailto:iwona@priorylm.com)

Katy Birch  
[katy@priorylm.com](mailto:katy@priorylm.com)

Jack Jackson  
[jack@priorylm.com](mailto:jack@priorylm.com)

Priory LM  
16 Kew Green  
Richmond  
TW9 3BH

T. 020 8940 4555  
E. [info@priorylm.com](mailto:info@priorylm.com)  
W. [www.priorylm.com](http://www.priorylm.com)

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